

**INDUSTRIAL  
BUILDING  
FOR LEASE**

**±34,400 SF  
(DIVISIBLE)**

High-image  
standalone  
facility

Professionally  
owned and  
managed by:



# 1155 BOWES ROAD

Elgin, IL 60123

[Property Website](#)

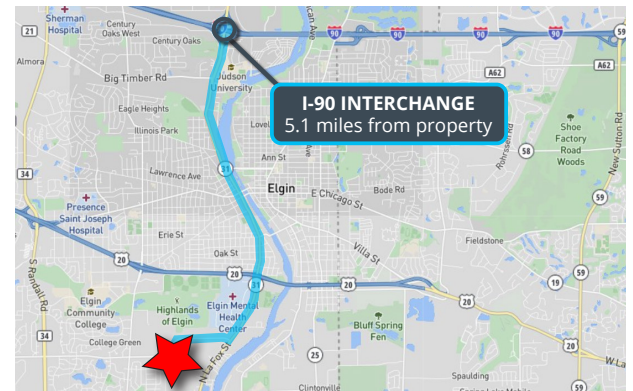


## Specifications:

- Building Size: ±34,400 SF
- Land Area: ±2.24 AC
- Office Size: ±14,032 SF (Can be reduced)
- Ceiling Height: 24'
- Loading: 2 Docks / 1 DID
- Power: 400A 480V
- Sprinklers: Wet
- Year Built: 2006
- Construction: Precast
- Heating: Gas
- Lease Rate: Subject to Offer

## Highlights:

- High-image standalone facility
- Professionally owned and managed by Agellan Commercial REIT
- Divisible
- High-end office
- Great proximity to I-90
- Access to local labor



## Contact Information:

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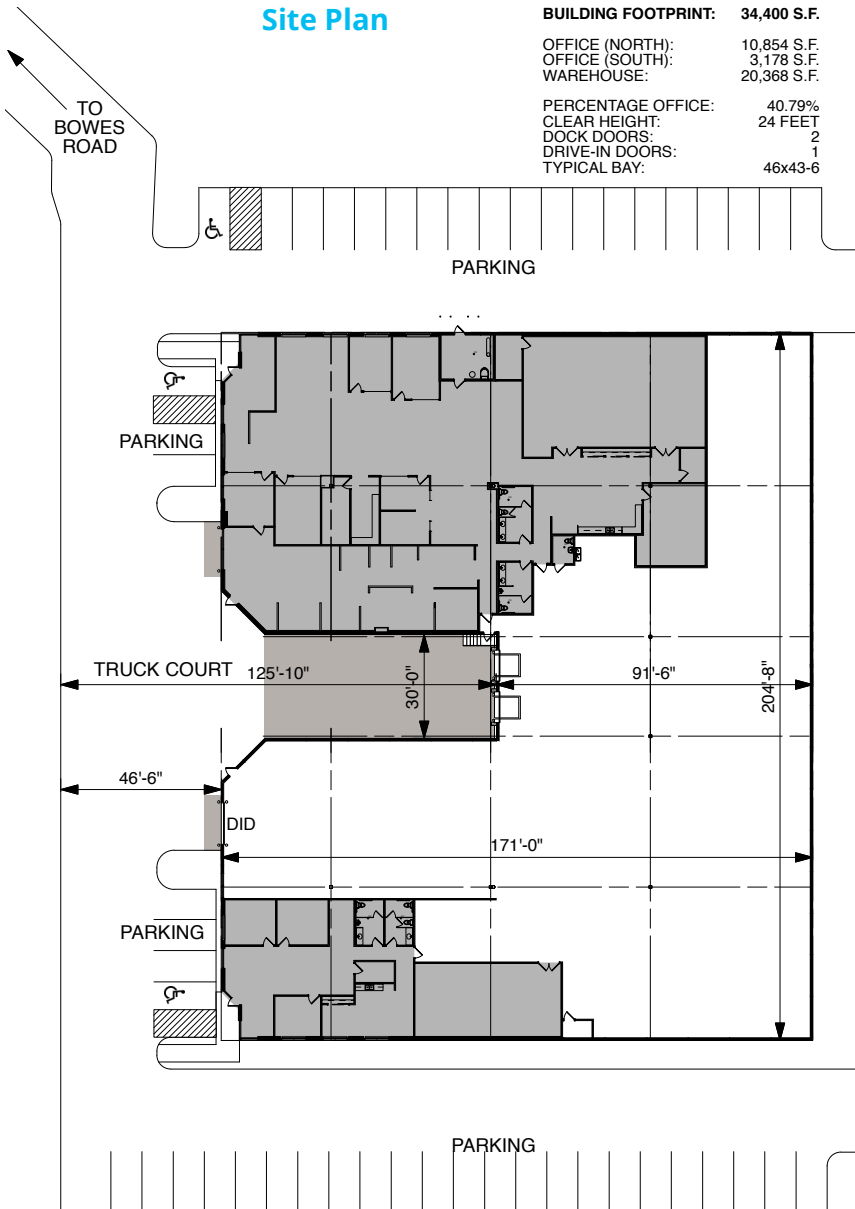


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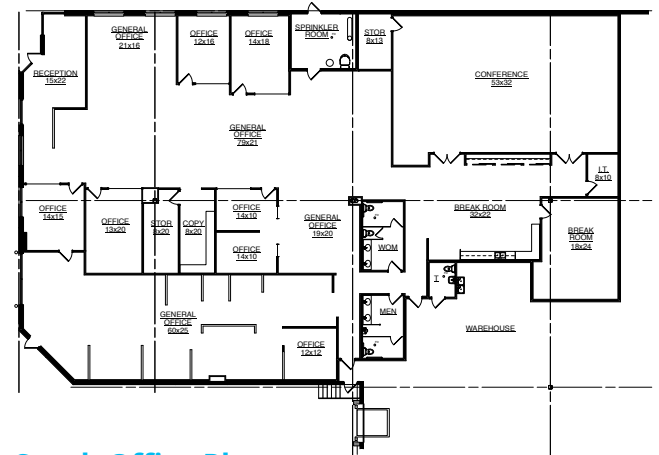
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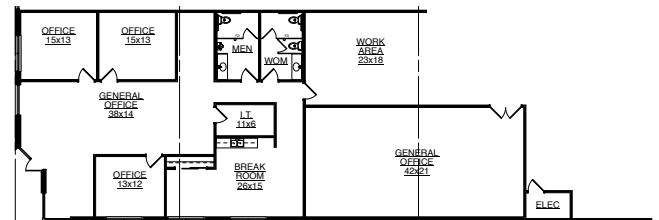
## Site Plan



## North Office Plan



## South Office Plan



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